

Minutes
Community Development Authority Meeting
March 29, 2016

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:30 pm.

Present: Chair Tom Stolper, Aldm. Kathy Thomas, Mr. Andrew Homburg, Aldm. Doug Wood, Mr. Scott Kelly, Mr. David Lombardo.

Excused: Mr. John Surdyk

Also Present: City Planner & Economic Development Director Sonja Reichertz, City Administrator April Little, City Attorney Bill Cole.

MINUTES

A motion by Aldm. Thomas, seconded by Mr. Homburg, to approve the minutes of the February 23, 2016 meeting was carried.

APPEARANCES

There were no appearances.

OLD BUSINESS

A. Update on Riverfront Development Project

Planner Reichertz provided an update on developer contacts and property acquisition. She explained that multiple contacts and conversations are on-going with developers and that a few of them have developed site plans and pro formas. There are promising leads to pursue, with more possible contacts based on those that have viewed the Mail Chimp email correspondence. She said staff is working with WPS Health Solutions to distribute a survey to their employees regarding their interest in residing at the Riverfront site. This data will be shared with prospective developers. She said the Council took all necessary action to exercise the option to purchase the Inland Marina properties. There were no additional questions or comments.

B. Convene in Closed Session.

In open session, Bill Noltner, property owner of 6414 Bridge Road, presented a revised proposal for the CDA's consideration regarding the potential acquisition of his property. He stated he would like a one year extension of the city's current option to purchase to May 31, 2017 for a non-creditable option fee of \$7,500.

Cari Fuss, TIF consultant, presented information regarding the TIF application for Jacs Property, LLC. Robyn Seymour, Seymour Environmental Services, Inc. was also available to answer questions about the environmental conditions of the property. Nate Sparbell, project engineer was available to answer questions regarding soil stability. Property owner Richard Fritz was also present, as well as Meineke representatives Joe Saelens and Carl Kampmeier. The CDA asked

questions about the purchase price, average price of land in the area, fill removal requirements, and cost allocations including developer fees.

A motion was made by Alder Thomas, seconded by Mr. Homburg, to convene in Closed Session Pursuant to Wisconsin Statute Section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (1. JACS Property Monona, LLC - TIF Application; 2. Consideration of Bridge Road and Monona Drive Property Acquisition for Redevelopment).

On a roll call vote, the motion carried unanimously.

C. Reconvene in Open Session Under Wisconsin Statute Section 19.85(2).

A motion was made by Alder Thomas, seconded by Alder Wood, to reconvene in open session.

The motion carried.

D. Consideration of TIF Application and Direction to Staff Moving Forward with a Development Agreement with JACS Property Monona, LLC.

Chair Stolper said the CDA is supportive of the project and welcomes the new owners and business to Monona. He added that many of the numbers in the TIF application are not clear or well justified, and the CDA has not been able to get clear answers on their questions. The CDA intends to authorize the City Attorney to commence negotiations based on discussions in closed session.

A motion was made by Alder Wood, seconded by Alder Thomas, to authorize the City Attorney and City Staff to negotiate with the applicants as per discussions and direction provided in closed session.

The motion carried unanimously.

E. Consideration of a Resolution to Exercise an Option to Purchase Real Estate Located at 6414 Bridge Road.

Mr. Homburg abstained from this vote.

A motion was made by Mr. Kelly, seconded by Alder Thomas, to accept the one year extension to the option to purchase as presented by Property Owner Bill Noltner, at a non-creditable option fee of \$7,500.

The motion carried.

NEW BUSINESS

6.A. Discussion of UnvierCity Year (UCY) Housing Projects.

Jason Vargo, UCY Program Director, and Professor Kurt Paulsen, UW Department of Urban and Regional Planning (URPL) introduced themselves and their roles in the project. Mr. Vargo is the program director and works to coordinate city projects with faculty and courses on campus. Professor Paulsen is a lead faculty member on Monona's UCY, coordinating the URPL Workshop projects in housing and transportation. He also teaches a spring course in Housing Policy. Other courses matched to the housing project are in the Business School, including courses in real estate development, green and sustainable development, and residential health care settings. Planner Reichertz asked for the CDA's input on what they would like to see from the student projects and what they think are the important housing issues in the community.

Alder Thomas explained that retail attraction and economic development efforts on Monona Drive are often dependent on the addition of housing units. She said the City has wanted to create a more walkable and bike friendly environment, but there are not a lot of destinations currently that people want to walk or bike to.

Chair Stolper agreed that housing as an economic development strategy would be important to discuss.

Mr. Homburg said maintaining the single-family character of Monona's neighborhoods is critical. He would like the students to provide recommendations on how to improve the Renew Monona program, including how we can best utilize the increment from the closing of TID 2. He would also like to hear how we can direct resources to rehabilitation of existing multi-family developments.

Alder Thomas said we may need to take a closer look at our land development regulations in our single family neighborhoods. She said in areas that have smaller lots and small homes, some owners have difficulty bringing the home up to modern standards with additions or two car garages. Perhaps we can explore ordinance revisions that would reduce setback distances and lot coverage limitations in targeted areas. She said we could facilitate a higher density and value on some lots while maintaining the same number of actual housing units.

Mr. Homburg agreed and said these existing lots would have no additional fiscal burden on the city with regard to added services, but we would get a higher value from them. He said regional stormwater facilities could also be explored in residential areas, as well as common greenspace. He wants to see specific actions and recommended ordinance revisions that can lead to real changes.

Administrator Little discussed housing affordability, especially in the more middle range single family homes between expensive lakeshore homes and small post-war ranch homes.

Professor Paulsen added that exploring financing mechanisms for rehab of older multi family would be a potential piece of the project as well as explore policies for income and tenure mixing within multi-family structures.

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Sites were discussed that a real estate development course could focus on. The sites included the Whitehorse properties on E Broadway, the San Damiano / Norbertine Novitiate on Monona Drive, the Pirate Island area, and the 4500 block of Monona Drive across from the high school.

Reichertz and Paulsen will work together to finalize the course Scopes of Work based on this feedback.

REPORTS OF STAFF AND COMMUNITY DEVELOPMENT AUTHORITY MEMBERS

7.A. Update on Existing and Proposed Developments

Planner Reichertz reported there are no new projects.

7.B. CDA Questions and Requests for Information Concerning Commercial/Residential Development Projects/Proposals.

Mr. Homburg offered his sincere thanks to Alder Kathy Thomas for her over 30 years of service to the City of Monona and her role on the CDA. This is her last meeting.

A motion was made by Mr. Homburg and seconded by Mr. Kelly, commending Alder Kathy Thomas on her last CDA meeting and years of service.

The motion carried.

UPCOMING CDA MEETINGS - The next meeting is April 26, 2016 at 6:30 pm.

ADJOURNMENT

A motion by Mr. Homburg, seconded by Mr. Lombardo to adjourn was carried. (9:00 pm)

Respectfully Submitted by:
Sonja Reichertz
City Planner, Economic Development Director